

DESIGN REVIEW BOARD OF MONTEREY PARK AGENDA

**REGULAR MEETING
Monterey Park City Hall Council Chambers
320 West Newmark Avenue**

**Tuesday
March 6, 2018
7:00 PM**

MISSION STATEMENT

**The mission of the City of Monterey Park is to provide excellent services
to enhance the quality of life for our entire community.**

Documents related to an Agenda item are available to the public in the Community and Economic Development Department – Planning Division located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the City's website at www.montereypark.ca.gov.

PUBLIC COMMENTS ON AGENDA ITEMS

You may speak up to 5 minutes on Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak more than a total of 10 minutes. The Board Chair and Board Members may change the amount of time allowed for speakers.

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call City Hall at (626) 307-1359 for reasonable accommodation at least 24 hours before a meeting. Council Chambers are wheelchair accessible.

CALL TO ORDER Chair

ROLL CALL Elizabeth Yang, Gay Q. Yuen, and Ivan Lam

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

PUBLIC COMMUNICATIONS (Related to Items NOT on the Agenda). While all comments are welcome, the Brown Act does not allow the Commission to take action on any item not on the agenda. The Commission may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the Commission's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

ORAL AND WRITTEN COMMUNICATIONS

[1.] PRESENTATIONS - None.

[2.] CONSENT CALENDAR –

2-A. APPROVAL OF MINUTES

It is recommended that the Design Review Board:

- (1) Approve the minutes from the regular meetings of December 5, 2017; and
- (2) Take such additional, related, action that may be desirable.

[3.] PUBLIC HEARING

3-A. TIME EXTENSION (EX-18-01) TO ALLOW FOR THE CONSTRUCTION OF A NEW 2-STORY SINGLE-FAMILY DWELLING GREATER THAN 2,000 SQUARE FEET – 423 EVERETT AVENUE (DRB-16-37)

The applicant, Simon Liu, is requesting approval for a one-year time extension for Design Review Board (DRB-16-37) application to allow for the construction of a new 2,093 square foot single-family residential with an attached 2-car garage and the preservation of an existing 2-car garage at 423 Everett Avenue in the R-2 (Medium Density Residential) Zone.

California Environmental Quality Act (CEQA):

The project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures), in that the project consists of the development of a single-family residential dwelling in an urbanized area that is zoned for residential use.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Time Extension (EX-18-01) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

3-B. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 900 RIDGECREST STREET – (DRB-17-26)

The applicant, Kyle Imoto, on behalf of the property owner, David Liem, is requesting design review approval for a new 1,025 square foot second floor addition, and exterior remodel to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 900 Ridgcrest Street in the R-1 (Single-Family Residential) Zone.

California Environmental Quality Act (CEQA):

The project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-17-26) application; and
- (5) Taking such additional, related, action that may be desirable.

3-C. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 115 SOUTH ALHAMBRA AVENUE (DRB-17-19)

The applicants, Wallace Fu, on behalf of the property owners, Yuguan Zhou and Renyong Chen, is requesting design review approval for a 737 square foot first floor addition, and a new 545 square foot second floor addition to an existing single-family residential dwelling that will result in a total square footage greater than 2,000 square feet at 115 South Alhambra Avenue in the R-1 (Single-Family Residential) Zone.

California Environmental Quality Act (CEQA):

The project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-17-19) application; and
- (5) Taking such additional, related, action that may be desirable.

3-D. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 1956 CERCO ALTA DRIVE – (DRB-17-18)

The applicant, Jason Sun, on behalf of the property owner, Wilbur Quon, is requesting design review approval for a 43 square foot first floor addition, a new 896 square foot second floor addition, and exterior remodel to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1956 Cerco Alta Drive in the R-1 (Single-Family Residential) Zone.

California Environmental Quality Act (CEQA):

The project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-17-18) application; and
- (5) Taking such additional, related, action that may be desirable.

3-E. NEW SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE – 1067 ALPINE TERRACE – (DRB-17-27)

The applicant, Samuel Kuo of SGS International Inc, on behalf of the property owners, Amy Pham and Thuan Nguyen, is requesting design review approval for the construction of a new 3,020 square foot 2-story (4-bedroom) single-family residential dwelling with an attached 2-car garage at 1067 Alpine Terrace in the R-1 (Single-Family Residential) Zone.

California Environmental Quality Act (CEQA):

The project is categorically exempt under § 15311, Class 3 (New Construction or Conversion of Small Structures), in that the project consists of the development of a single-family residential dwelling in an urbanized area that is zoned for residential use.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-17-27) application; and
- (5) Taking such additional, related, action that may be desirable.

[5.] NEW BUSINESS

[4.] OLD BUSINESS


[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS

[7.] STAFF COMMUNICATIONS AND MATTERS

ADJOURN

Next regular scheduled meeting on March 20, 2018.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: March 6, 2018

AGENDA ITEM NO: 2-A

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Candice Carrasco, Planning Intern

SUBJECT: Design Review Board Minutes

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Approve the minutes from the regular meetings of December 5, 2017; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The December 5, 2017 DRB regular meeting minutes were continued from the meeting of January 2, 2018, January 16, 2018, February 6, 2018, and February 20, 2018 due to a lack of quorum.

Respectfully submitted,

A handwritten signature in blue ink, reading "M. Huntley", is positioned above a horizontal line.

Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Design Review Board Staff Report, dated January 2, 2018
Attachment 2: December 5, 2017 DRB regular meeting minutes

ATTACHMENT 1

Design Review Board Staff Report, dated January 2, 2018



Design Review Board Staff Report

DATE: January 2, 2018

AGENDA ITEM NO: 2-A

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Harald Luna, Assistant Planner
SUBJECT: Design Review Board Minutes

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Approve the minutes from the regular meeting of December 5, 2017; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

None.

Respectfully submitted,

A handwritten signature in cursive script, reading "Michael A. Huntley", is written over a horizontal line.

Michael A. Huntley
Community and Economic Development Director

Attachments:

Attachment 1: December 5, 2017 DRB regular meeting minutes

ATTACHMENT 2

December 5, 2017 DRB regular meeting minutes

**UNOFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
DECEMBER 5, 2017**

The Design Review Board of the City of Monterey Park held a regular meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, December 5, 2017 at 7:00 p.m.

CALL TO ORDER:

Chair Elizabeth Yang called the Design Review Board meeting to order at 7:01 p.m.

ROLL CALL:

Planner Luna called the roll:

Board Members Present: Chair Elizabeth Yang, Vice-Chair Gay Q. Yuen, and Member Ivan Lam

Board Members Absent: None

ALSO PRESENT: Harald Luna, Assistant Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

[1.] PRESENTATIONS: None

[2.] CONSENT CALENDAR:

2-A APPROVAL OF MINUTES

November 21, 2017

Action Taken: The Design Review Board approved the minutes from the regular meeting of November 21, 2017

Motion: Moved by Vice-Chair Yuen and seconded by Member Lam, motion carried by the following vote:

Ayes:	Members: Yang, Yuen, and Lam
Noes:	Members: None
Absent:	Members: None
Abstain:	Members: None

[3.] PUBLIC HEARING:

**3-A SINGLE-FAMILY DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET
– 511 HERMOSA VISTA STREET – (DRB-17-25)**

The applicant, Andy Yu, on behalf of the property owner, Ernest Lee, is requesting design review approval for an addition to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 511 Hermosa Vista Street in the R-1 (Single-Family Residential) Zone.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-17-25) application, subject to the conditions of approval as stated in the staff report.

Motion: Moved by Chair Yang and seconded by Vice-Chair Yuen, motion carried by the following vote:

Ayes: Members: Yang, Yuen, and Lam
Noes: Members: None
Absent: Members: None
Abstain: Members: None

3-B NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET – 960 SOUTH LINCOLN AVENUE (DRB-17-22)

The applicants, Ning Chen and Liguozhang, are requesting design review approval for a new 3,501 square foot 2-story (4-bedroom) single-family residential dwelling with an attached 2-car garage at 960 South Lincoln Avenue in the R-1 (Single-Family Residential) Zone.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-17-22) application, subject to the conditions of approval as stated in the staff report.

Motion: Moved by Member Lam and seconded by Vice-Chair Yuen, motion carried by the following vote:

Ayes: Members: Yang, Yuen, and Lam
Noes: Members: None
Absent: Members: None
Abstain: Members: None

[4.] OLD BUSINESS: None.

[5.] NEW BUSINESS: None.

[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS:

Vice-Chair Yuen announced that she will be out of town, so she would not be present for the December 19th meeting.

Planner Luna inquired if that was for the second meeting of December: December 19th.

Vice-Chair Yuen confirmed that she would be absent December 19th.

Planner Luna mentioned to Chair Yang that she must acknowledge that Vice-Chair Yuen will be absent December 19th.

Chair Yang stated for the record, that they acknowledge that Vice-Chair Yuen will not be present December 19th.

Planner Luna stated that since the board is still short two members and because of Vice-Chair Yuen's absence, there will not be a quorum unless someone is appointed. He will keep the board members updated up until the weekend prior to the meeting date. He will also let them know if there are any appointments, and if they will be in attendance, they will have to do the swear-in at that time in order for them to participate. As of now, there is no quorum for the next meeting.

[7.] STAFF COMMUNICATIONS AND MATTERS: None.

ADJOURNMENT:

There being no further business for consideration, the Design Review Board meeting was adjourned at 7:30 p.m.

Next regular scheduled meeting on December 19, 2017 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development



Design Review Board Staff Report

DATE: March 6, 2018

AGENDA ITEM NO: 3-A

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Samantha Tewasart, Senior Planner
SUBJECT: Time Extension (EX-18-01) New Single-Family Dwelling Greater than 2,000 Square Feet – 423 Everett Avenue (DRB-16-37)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Time Extension (EX-18-01) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures).

EXECUTIVE SUMMARY:

The applicant, Simon Liu, on behalf of the property owners, is requesting approval for a one-year time extension for Design Review Board (DRB-16-37) application to allow for the construction of a new 2-story, 2,903 square feet single-family dwelling with an attached 2-car garage, plus the preservation of an existing detached 2-car garage located at 423 Everett Avenue. The property is located on the west side of Everett Avenue, between Peach Street and Graves Avenue. The property is zoned R-2 (Medium Density Residential) and is designated MDR (Medium Density Residential) in the General Plan.

The request is necessary because the original approval was granted on January 17, 2017. According to Monterey Park Municipal Code (MPMC) § 21.36.140, the Design Review Board, upon good cause of the applicant, may extend the life of the project once for a period not to exceed one-year. According to the letter submitted by the applicant, dated January 8, 2018, the construction drawings are currently on its third round of

review with minor corrections required by the Engineering Division for rough grading. The applicant anticipates completing the plan process within the next couple of months.

CONCLUSION:

Staff reviewed the time extension application and believes the scope of work warrants the requested one-year time extension.

Respectfully submitted,


Michael A. Huntley
Community and Economic Development Director

Attachments:

Attachment 1: Time extension letter, dated January 8, 2018

Attachment 2: Design Review Board Staff Report, dated January 17, 2017

ATTACHMENT 1

Time extension letter, dated January 8, 2018

January 08, 2018

Design Review Board
City of Monterey Park
320 West Newmark Ave.
Monterey Park, CA 91754

Project Address: 423 Everett Ave,
Monterey Park, CA 91755
Owner: Bob Lok and Hang Ying Chen
Applicant: Simon Liu
File No.: DRB-16-37

RECEIVED
JAN 08 2018
CITY OF MONTEREY PARK
COMMUNITY DEVELOPMENT DEPARTMENT

Dear Design Review Board,

Please accept this letter as I, Simon Liu, request for a time extension to assist the Owner obtaining the Building Permit for the new two-story residential project located at 423 Everett Ave.

The current status of this project is being finalized by the Engineering, Planning, and Fire Divisions with minor corrections. The Building and Safety Division already issued its approval on the Project on 01/04/2018; however, during the time, we were unaware that the Planning Division DRB application will expire on the 17th of this month.

As the need for obtaining the Building Permit, the rough grading has to be completed on site and signed off by the City Engineer. Between now and the 17th of this month, this process cannot be completed at all within such a short period of time. Thus, I would like to request a time extension on the project and sincerely apologize for the unawareness of the DRB expiration date.

Thank you very much.

Sincerely,



Simon Liu

Monterey Park
308 N, orange AVE, ✓ CA . 91755

Hang Ying chen

ATTACHMENT 2

Design Review Board Staff Report, dated January 17, 2017



Design Review Board Staff Report

DATE: January 17, 2017

AGENDA ITEM NO: 3-A

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Samantha Tewasart, Senior Planner
SUBJECT: New single-family dwelling with an attached 2-car garage – 423 Everett Avenue (DRB-16-37)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-16-37) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Simon Liu, on behalf of the property owners, is requesting design review approval for a new single-family dwelling that will result in a total square footage greater than 2,000 square feet. The property is zoned R-2 (Medium Density Residential) and is designated MDR (Medium Density Residential) in the General Plan.

Property Description

The property is located on the west side of Everett Avenue, between Peach Street and Graves Avenue. The lot is 41.25 feet wide and 1,875.85 feet deep, totaling 7,748 square feet in size. The property is currently developed with a 1,408 square feet one-story single-family dwelling with a detached 2-car garage constructed in 1923.

Properties located to the north, south, east and west are R-2 zoned properties developed with single-family residential properties. The design and character of the surrounding residential dwellings is a mid-century architectural style, consisting of single and two-story dwellings with detached 2-car garages built in the late 1950's.

Project Description

The proposed project is a new 2-story, 2,903 square feet single-family dwelling with an attached 2-car garage, plus the preservation of an existing detached 2-car garage.

Although the subject property is zoned R-2 the minimum lot size required for a two-unit development is 10,000 square feet and the subject property is 7,748 square feet. Therefore, only one unit is allowed on the subject property. Based on the lot area of 7,748 square feet, the maximum living area that can be built is 3,099 square feet and the proposed dwelling size will be 2,903 square feet, 192 square feet less than the maximum size allowed. The building height of the dwelling will be 25 feet 3 inches. The R-2 zone allows for a maximum building height of 30 feet. The proposed project will meet the required first floor setbacks of 5 feet, second floor setback of 10 feet, 25 feet from the front, and 25 feet from the rear property lines.

The proposed first floor includes a living room, dining room, kitchen, wok kitchen, family room, two bedrooms, and a bathroom. The second floor includes two bedrooms, two bathrooms, and a master bedroom with an en-suite.

The dwelling will have a total of 5 bedrooms and will be required to provide a 3-car garage, plus additional open parking space per bedroom above five. The property owner is proposing to preserve the existing detached, 441 square feet, two-car garage located at the rear of the property, and construct a new attached 2-car garage to provide the required number of parking spaces.

Architecture

The proposed architectural style is contemporary. The roof will be hipped and will have light weight roof tiles in a terra cotta, maroon, and brown blend (Eagle Roofing – Bel Air – 4636 Piedmont Blend) and under-eave foam moldings will be painted medium beige to match the exterior stucco color. The window trims will be foam painted white (Behr – Crystal White MS-39). The exterior building walls will have a sand finish stucco painted medium beige (Behr – Valencia 171 – A-100). The windows will be vinyl frame, almond color, dual pane, single sliders (Value Windows). The front entry door will have a decorative design (Forged Iron Door – S818SHXX/61). The exterior light fixture will be a contemporary style in a black finish (Hampton Bay – black outdoor LED wall lantern). A condition of approval has been included to require the light fixture be a bronze color instead of the proposed black, since the other accent colors are within the brown and earth tones color scheme.

Landscaping

As part of the proposed project, new landscaping and irrigation will be installed. The property owner is proposing to install sod. However, the front yard is required to be maintained with a combination of appropriate vegetative landscaping and permeable materials. Appropriate landscaping includes the use of native planting or compatible species of drought-tolerant plants, and synthetic grass with lifelike individual blades of grass that emulates real grass and has a pile height of one and three-fourths-inch or more. Additionally, a low flow or drip irrigation system is required for irrigation. Therefore, a condition of approval has been included to require drought tolerant California native landscaping and a drip irrigation system.

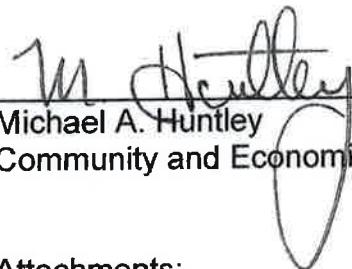
CONCLUSION:

Staff reviewed the application and believes the proposed project is appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary architectural style, which fits within the character of the neighborhood. The dwellings along Everett Avenue range in year of construction from the 1940s to 2000s. All with similar stucco finishes, color, and roof style, material, and colors.

Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures).

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, floor, and elevation plans
- Attachment 3: Color elevations
- Attachment 4: Existing site photographs

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped December 8, 2016, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for the design of a proposed new two-story single-family dwelling with an attached two-car garage (case no. DRB-16-37), and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All landscaped areas and existing irrigation system must be properly maintained at all times.
10. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and cannot be located any closer than 5 feet to a side or rear property line that abuts a residential zoned property.
11. The exterior light fixtures must be in a bronze color.
12. A landscaping and irrigation plan for the front and street side yard area must be submitted as part of the plan check submission. The landscape plan must clearly indicate the type and size of all proposed plants with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices. The minimum size of the plants must 5-gallons, subject to the review and approval of the Planner. The irrigation plan must show the use of a water efficient drip irrigation system within the

landscape planter areas, subject to the review and approval of the Planner. The drip irrigation system must be installed and operating prior to final inspection.



Design Review Board Staff Report

DATE: March 6, 2018

AGENDA ITEM NO: 3-B

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Candice Carrasco, Planning Intern

SUBJECT: Addition to single-family residential dwelling greater than 2,000 square feet – 900 Ridgecrest Street (DRB-17-26)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-17-26) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

EXECUTIVE SUMMARY:

The proposed project was continued from the meetings of January 2, 2018, January 16, 2018, February 6, 2018, and February 20, 2018, due to a lack of quorum.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Design Review Board Staff Report, dated January 2, 2018
- Attachment 2: Conditions of Approval

ATTACHMENT 1

Design Review Board Staff Report dated January 2, 2018



Design Review Board Staff Report

DATE: January 2, 2018

AGENDA ITEM NO: 3-A

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Candice Carrasco, Planning Intern
SUBJECT: Addition to single-family residential dwelling greater than 2,000 square feet – 900 Ridgecrest Street (DRB-17-26)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-17-26) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

EXECUTIVE SUMMARY:

The applicant, Kyle Imoto, on behalf of the property owner, David Liem, is requesting design review approval for an addition to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 900 Ridgecrest Street. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Property Description

The property is located on the east side of Ridgecrest Street. The lot is 8,030 square feet in size, and is currently developed with a 2,030 square foot single-story single-family residential dwelling with an attached 2-car turn-in garage.

Site Analysis

The surrounding properties located to the north, south, east and west are zoned R-1 and developed with single-family residential properties. The subject and adjacent properties are on a hillside and relatively flat. The design and character of the surrounding residential dwellings have a combination of mid-century, contemporary, international architectural styles consisting of single and two-story dwellings with attached 2-car garages, and a mixture of hip, flat roof designs built in the 1960's.

Project Description

The applicant is proposing a new 1,025 square foot second floor addition, and exterior remodel of the existing dwelling. The total living area will be 3,055 square feet. Based on the lot area of 8,030 square feet, the maximum living area that can be built is 3,212 square feet. The proposed square footage will be 157 square feet less than the maximum square footage allowed. The building height of the dwelling will be 22 feet. The R-1 zone allows for a maximum building height of 30 feet. The proposed second floor addition will meet the required interior side setback of 10 feet and street side setback of 15 feet for the second floor, and 25 foot setback from the front and rear property lines.

The existing and renovated first floor area will includes a family room with a study area, office area, den, dining room, kitchen, laundry room, one bedroom, two bathrooms, and existing covered patio. The new second floor addition includes a new loft area, two bedrooms, a bathroom, and a master bedroom with a master bath. Based on the total number of bedrooms, the existing two-car garage meets the required parking for the single-family dwelling.

Architecture

The existing house was built in 1966 and has a mid-century architectural style with a hip roof and a combination of stone cladding, plaster/stucco, and wood siding materials. The new addition and existing exterior walls will have white stucco with a sand finish (AA Mission White). The windows will be dual-pane with vinyl trim (Milgard, Tuscany Series, White).

The new roof of the second floor will have a hip roof design that is consistent with the hip roof design of the existing dwelling. The roof will have terracotta colored clay roof tiles (Boral Roofing, Claylite, Terracotta 2UNDU6090). The fascia boards will be painted white (Behr, Glacial Mist AE-43). Although no rain gutters or downspouts are shown on the plans, staff has conditioned the project to have the applicant/property owner provide anodized aluminum rain gutters and downspouts that will be painted to match the fascias and stucco walls.

Landscaping

Furthermore, the applicant is proposing to retain the existing landscape and no alternations are proposed at this time. The current landscaping includes a variety of

plants, shrubs, groundcover, and grass. A condition of approval has been included that requires the property owner to properly maintain the current landscaping and irrigation system at all times.

CONCLUSION:

Staff reviewed the application and believes the proposed second floor addition and exterior remodel of the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary interpretation of mid-century architectural style, which fits within the character of the neighborhood.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, floor, and elevation plans
- Attachment 3: Color elevations
- Attachment 4: Existing site photographs

ATTACHMENT 2

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped November 14, 2017, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a new 1,025 square foot second floor addition and exterior remodel of the existing single-family dwelling with an attached two-car garage (case no. DRB-17-26), and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 10 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the tenth day. After the ten days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All landscaped areas and existing irrigation system must be properly maintained at all times.
10. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and cannot be located any closer than 5 feet to a side or rear property line that abuts a residential zoned property.
11. The fascia boards must be painted white (Behr, Glacial Mist AE-43) to match the existing fascia boards.
12. At the time of plan check submittal, the elevation plans must show a roof drainage system in an anodized material. The rain gutter and downspouts must be painted white (Behr, Glacial Mist AE-43) to match the fascia boards and exposed rafter tails, subject to the review and approval of the Planner.



Design Review Board Staff Report

DATE: March 6, 2018

AGENDA ITEM NO: 3-C

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Candice Carrasco, Planning Intern
SUBJECT: Addition to single-family residential dwelling greater than 2,000 square feet – 115 South Alhambra Avenue (DRB-17-19)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-17-19) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.


CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

EXECUTIVE SUMMARY:

The proposed project was continued from the meetings of January 2, 2018, January 16, 2018, February 6, 2018, and February 20, 2018 due to a lack of quorum.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Design Review Board Staff Report, dated January 2, 2018
- Attachment 2: Conditions of Approval

ATTACHMENT 1

Design Review Board Staff Report dated January 2, 2018



Design Review Board Staff Report

DATE: January 2, 2018

AGENDA ITEM NO: 3-B

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Harald Luna, Assistant Planner
SUBJECT: Addition to single-family residential dwelling greater than 2,000 square feet – 115 South Alhambra Avenue (DRB-17-19)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-17-19) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

EXECUTIVE SUMMARY:

The applicant, Wallace Fu, on behalf of the property owners, Yuguan Zhou and Renyong Chen, is requesting design review approval for an addition to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 115 South Alhambra Avenue. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Property Description

The property is located on the west side of South Alhambra Avenue. The lot is approximately 5,867 square feet in size, and is currently developed with a 1,248 square foot single-story single-family residential dwelling with a detached 2-car garage.

Site Analysis

The properties located to the north are within the Central Business Commercial, Planned Development (C-B, P-D) zone and are developed with single-story commercial buildings. The properties located to the south, east and west are zoned R-1 and developed with single-family residential properties. The design and character of the surrounding residential dwellings have a mixture of mid-century, Spanish and contemporary architectural styles, consisting of single and two-story dwellings with predominantly gable roof designs, and their attached and detached 1 and 2-car garages built in the late 1930's to the 1960's.

Project Description

The applicant is proposing a 737 square foot first floor addition, and a new 545 square foot second floor addition. The total living area will be 2,530 square feet. Based on the lot area of 5,867 square feet, the maximum living area that can be built is 2,933 square feet. The proposed square footage will be 403 square feet less than the maximum square footage allowed. The height of the new second floor addition will be 24 feet. The R-1 zone allows for a maximum building height of 30 feet. The proposed second floor addition will meet the required front and rear yard setbacks of 25 feet, and interior (south) side yard setback of 5 feet for the first floor, 10 feet for the second floor, and street (north) side yard setback of 10 feet for the first floor and 15 feet for the second floor.

The existing first floor area will include a living room, dining room, kitchen, three bedrooms, and two bathrooms. The first floor addition includes a family room, a bathroom, laundry room closet, and stairs that lead to the new second floor. The new second floor addition includes a new master bedroom with a bathroom, walk-in closet, and balcony. Based on the total number of bedrooms, the existing two-car garage meets the required parking for the single-family dwelling.

Architecture

The existing house was built in 1927 and has a Spanish architectural style with a combination of gable roof and flat roof style, and stucco walls. The new addition will have off-white colored stucco with a sand finish (Merlex Stucco, Sand Finish, Dunn Edwards DEW341 Swiss Coffee). The new roof of the first and second floors will have a gable roof design that is consistent with the gable roof design of the existing dwelling and surrounding residential dwellings. The roof will have terracotta colored concrete tile (Boral 'S' Tile ICC-ESR 1647, Tuscany color) to match the existing roof tile of the dwelling. The applicant is proposing to use galvanized iron rain gutters and downspouts (K Style Galvanized Iron Rain Gutter, 5" & 26 GA. Color: Dunn Edwards Pea 154 Red Revival) that will be painted red to match the existing rain gutters and downspouts.

The applicant is proposing to install new white vinyl framed windows for the proposed addition areas in a combination of sliding, and single-hung styles (Alpine Window Systems, 80 Series single-sliding system with low-e glazing, White Vinyl). As part of the proposed addition, the applicant is proposing to build a balcony along the side (south)

elevation of the new second floor addition. The new balcony will feature sand finish stucco wall railing that will be painted off-white (Merlex Stucco, Sand Finish, Dunn Edwards DEW341 Swiss Coffee). The applicant is proposing to use decorative wall light fixtures (Minka Lavery, Irvington Manor 12" Bronze Outdoor wall light) on the first floor of the north side elevation and the second floor south side elevation.


Landscaping

Furthermore, the applicant is proposing to retain the existing landscape and no alternations are proposed at this time. The current landscaping includes a variety of plants, shrubs, groundcover, trees, and artificial grass. A condition of approval has been included that requires the property owner to properly maintain the current landscaping and irrigation system at all times.

CONCLUSION:

Staff reviewed the application and believes the proposed first and new second floor additions are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a Spanish architectural style, which fits within the character of the neighborhood.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, floor, and elevation plans
- Attachment 3: Color elevations
- Attachment 4: Existing site photographs

ATTACHMENT 2

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped December 18, 2017, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a 737 square foot first floor addition, and a new 545 square foot second floor addition to an existing single-family dwelling with a detached two-car garage (case no. DRB-17-19), and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 10 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the tenth day. After the ten days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All landscaped areas and existing irrigation system must be properly maintained at all times.
10. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and cannot be located any closer than 5 feet to a side or rear property line that abuts a residential zoned property.

elevation of the new second floor addition. The new balcony will feature sand finish stucco wall railing that will be painted off-white (Merlex Stucco, Sand Finish, Dunn Edwards DEW341 Swiss Coffee). The applicant is proposing to use decorative wall light fixtures (Minka Lavery, Irvington Manor 12" Bronze Outdoor wall light) on the first floor of the north side elevation and the second floor south side elevation.


Landscaping

Furthermore, the applicant is proposing to retain the existing landscape and no alternations are proposed at this time. The current landscaping includes a variety of plants, shrubs, groundcover, trees, and artificial grass. A condition of approval has been included that requires the property owner to properly maintain the current landscaping and irrigation system at all times.

CONCLUSION:

Staff reviewed the application and believes the proposed first and new second floor additions are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a Spanish architectural style, which fits within the character of the neighborhood.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, floor, and elevation plans
- Attachment 3: Color elevations
- Attachment 4: Existing site photographs

ATTACHMENT 2

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped December 18, 2017, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a 737 square foot first floor addition, and a new 545 square foot second floor addition to an existing single-family dwelling with a detached two-car garage (case no. DRB-17-19), and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 10 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the tenth day. After the ten days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All landscaped areas and existing irrigation system must be properly maintained at all times.
10. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and cannot be located any closer than 5 feet to a side or rear property line that abuts a residential zoned property.



Design Review Board Staff Report

DATE: March 6, 2018

AGENDA ITEM NO: 3-D

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Candice Carrasco, Planning Intern

SUBJECT: Addition to single-family residential dwelling greater than 2,000 square feet – 1956 Cerco Alta Drive (DRB-17-18)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-17-18) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

EXECUTIVE SUMMARY:

The proposed project was continued from the meetings of January 2, 2018, January 16, 2018, February 6, 2018, and February 20, 2018 due to a lack of quorum.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Design Review Board Staff Report, dated January 2, 2018
- Attachment 2: Conditions of Approval

ATTACHMENT 1

Design Review Board Staff Report dated January 2, 2018



Design Review Board Staff Report

DATE: January 16, 2018

AGENDA ITEM NO: 3-C

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Harald Luna, Assistant Planner

SUBJECT: Addition to single-family residential dwelling greater than 2,000 square feet – 1956 Cerco Alta Drive (DRB-17-18)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-17-18) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

EXECUTIVE SUMMARY:

The applicant, Jason Sun, on behalf of the property owner, Wilbur Quon, is requesting design review approval for an addition to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1956 Cerco Alta Drive. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Property Description

The property is located on the south side of Cerco Alta Drive. The lot is 5,820 square feet in size, and is currently developed with a 1,493 square foot single-story single-family residential dwelling with an attached 2-car turn-in garage.

Site Analysis

The surrounding properties located to the north, south, east and west are zoned R-1 and developed with single-family residential properties. The subject and adjacent properties are on a hillside and relatively flat. The design and character of the surrounding residential dwellings have a mid-century tract, ranch and contemporary architectural styles, consisting of single and two-story dwellings with attached 2-car garages, and Dutch gable roof designs built in the late 1950's.

Project Description

The applicant is proposing a 43 square foot first floor addition, a new 896 square foot second floor addition, and exterior remodel of the existing dwelling. The total living area will be 2,432 square feet. Based on the lot area of 5,820 square feet, the maximum living area that can be built is 2,910 square feet. The proposed square footage will be 478 square feet less than the maximum square footage allowed. The height of the dwelling will be 24 feet 1 inch. The R-1 zone allows for a maximum building height of 30 feet. The proposed second floor addition will meet the required side setback of 10 feet for the second floor, and 25 foot setback from the front and rear property lines.

The existing and renovated first floor area will include a living room, family room, kitchen, two bedrooms, two bathrooms, laundry room, and a 2-car garage. The first floor addition includes an expanded living room area, new foyer, and front porch. The new second floor addition includes an open den area, two bedrooms, and two bathrooms. Based on the total number of bedrooms, the existing two-car garage meets the required parking for the single-family dwelling.

Architecture

The existing house was built in 1959 and has a mid-century tract architectural style with ranch design elements, a Dutch gable roof style and a combination of stucco and wood siding materials. The applicant is proposing to remodel the exterior materials of the existing dwelling by replacing the wood siding and applying new stucco and paint to keep consistent with the existing dwelling. The new addition and existing exterior walls will have brown stucco with a medium dash finish (La Habra, Medium Dash Finish "X-17 Misty"). The new roof of the second floor will have a Dutch gable roof design that is consistent with the Dutch gable roof design of the existing dwelling and surrounding residential dwellings. The roof will have dark gray colored flat concrete tiles (Eagle Concrete Roof Tile W/ICC-ESR-1900 Product 4697 Slate Range) to emulate the composition shingle roofing material from the surrounding residential dwellings. The fascia boards will be painted dark brown (Dunn Edwards, DEA 161 Wild Mustang). The proposed rain gutters and downspouts will be white vinyl (Amerimax) to match the window frames.

The proposed porch will have a Dutch gable roof design to match the dwelling roof and will be supported by stucco treated square columns. The applicant is proposing to install new white vinyl framed windows in a combination of sliding, single hung, and picture

styles (Milgard, Vinyl frame color: white). The new entry doors on the front (north) elevation will be solid wood doors painted brown (Dunn Edwards, DE 6223 Mission Trail). The proposed garage door will be an aluminum sectional long panel design in a white color (Clopay, HDBL Long Panel, Classic Collection – Value Series).

Landscaping

The applicant is proposing to retain the existing landscape and no alternations are proposed at this time. Although no changes are proposed for the front yard landscaping a condition of approval has been included to add new landscaping with a combination of drought-tolerant plants and groundcovers within the front yard area.

CONCLUSION:

Staff reviewed the application and believes the proposed second floor addition and exterior remodel of the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a mid-century architectural style, which fits within the character of the neighborhood.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, floor, and elevation plans
- Attachment 3: Color elevations
- Attachment 4: Existing site photographs

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped January 9, 2018, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a 43 square foot first floor addition, a new 896 square foot second floor addition, and exterior remodel of the existing dwelling with an attached two-car garage (case no. DRB-17-18), and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 10 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the tenth day. After the ten days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All landscaped areas and existing irrigation system must be properly maintained at all times.
10. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and cannot be located any closer than 5 feet to a side or rear property line that abuts a residential zoned property.
11. A landscaping plan for the front yard area must be submitted as part of the plan check submission. The landscape plan must clearly indicate the type and size of all proposed plants with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices. The minimum size of the plants must be 5-gallons, subject to the review and approval of the Planner.



Design Review Board Staff Report

DATE: March 6, 2018

AGENDA ITEM NO: 3-E

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Candice Carrasco, Planning Intern
SUBJECT: New single-family residential dwelling with an attached 2-car garage – 1067 Alpine Terrace (DRB-17-27)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-17-27) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures) in that the project consists of the development of a single-family residential dwelling in an urbanized area that is zoned for residential use.

EXECUTIVE SUMMARY:

The applicant, Samuel Kuo of SGS International Inc, on behalf of the property owners, Amy Pham and Thuan Nguyen, is requesting design review approval for the construction of a new 3,020 square foot 2-story (4-bedroom) single-family residential dwelling with an attached 2-car garage. The property is located at the end of a cul de sac. The subject site has a total lot area of 13,792 square feet in size. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Site Analysis

The surrounding properties located to the north, south, east and west are zoned R-1 and developed with single-family residential properties. The design and character of the surrounding residential dwellings have a mid-century and contemporary architectural

style, consisting of single story dwellings with attached 2-car garages, built in the early 1960's.

Project Description

The applicant is proposing to construct a 3,020 square foot 2-story (4-bedroom) single-family residential dwelling with an attached 430 square foot 2-car garage. Based on the lot area of 13,790 square feet, the maximum living area that can be built is 35% or 4,800 square feet. The R-1 zone allows for a maximum building height of 30 feet. The residential dwelling will be 2-stories and will have a maximum building height of 29 feet. The first level will have a family room with access to a covered patio, kitchen, dining area, laundry room, powder room, a bedroom with a bathroom and walk-in closet, and a front porch. The second level will have a loft, three bedrooms, two bathrooms, and a covered balcony.

Single-family residential dwellings with 4 bedrooms require 2 enclosed garage spaces. Based on the number of bedrooms, the 2-story residential single-family dwelling will provide an attached 2-car garage. The proposed project will meet the required first floor setbacks of 5 feet, second floor setback of 10 feet, 25 feet from the front, and 25 feet from the rear property lines.

Architecture

The proposed residential dwelling is a combination of colonial and contemporary architectural style. The first and second floor of the dwelling will have wood plank siding (Hardie Plank Lap Siding, wood finish) painted in white (James Hardie, Artic White). The dwelling roof will have a gable roof design at varying heights of the dwelling. The roof will have grey color concrete tile roof (Eagle Roofing Ponderosa Finish, 5699 Charcoal Range) to accent the window shutters of the residence. The posts and railing for the front porch, 2nd floor balcony, and covered patio will be painted white (Sherwin Williams, SW0053 Porcelain) to match the fascia boards.

The applicant is proposing to use a combination of rectangular and square shaped windows consisting of single hung, fixed, and sliding dual pane white vinyl frame windows and sliding doors (Milgard, Style Line Series, white). The front elevation will feature a covered porch with a gable roof design that will be supported by architectural columns painted white (Sherwin Williams, SW0053 Porcelain). The decorative main entry door will be comprised of wood, painted in a charcoal color (Sherwin Williams, SW7069 Iron Ore) with a rectangular glass design (Andersen, Arts and Crafts, Rectangular 402). The garage door will be a sectional decorative insulated steel door with a white finish with Stockbridge windows (Overhead Door, Courtyard Collection, Model 371T/161T, White finish, Stockbridge Windows), to compliment the architectural style of the dwelling.

The front porch and the second floor balcony will have a wood railing system that will be painted white (Sherwin Williams, SW0053 Porcelain). Decorative outdoor wall light fixtures (Goodyear, LED Outdoor Barn Light, Mahogany Bronze finish) will be

incorporated into the east and west elevations of the attached two car garage. The applicant is also proposing to place outdoor hanging lanterns (Gracie Oaks, Linjia Outdoor Hanging Lantern, Industrial style, textured black finish) on the front and rear porches.

Landscaping

As part of the new construction of the 2-story residential dwelling, the property will include new landscaping. The applicant is proposing to incorporate concrete on the ground level patio areas. The proposed landscaping consists of a mixture of shrubs and sod. The proposed drought tolerant shrubs include 5-gallon box size Blue Hibiscus and 5-gallon box size Hopseed Bush. The proposed groundcover consists of Buffalo grass sod in the front and rear yard areas. Staff believes that the proposed colonial and contemporary architectural style with the landscaped areas is in keeping with the residential character of the area. Although no irrigation plans were submitted for review a condition of approval has been added to have the applicant at the time of plan check submit a water efficient irrigation plan.

CONCLUSION:

Staff reviewed the application and believes the proposed 2-story single-family residential dwelling with the attached 2-car garage is appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a combination of colonial and contemporary architectural style, which fits within the character of the neighborhood.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, floor, and elevation plans
- Attachment 3: Color elevations
- Attachment 4: Existing site photographs

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the Architectural design plans date-stamped January 19, 2018, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a new 3,020 square foot 2-story (4-bedroom) single-family residential dwelling with an attached 2-car garage (case no. DRB-17-27), and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 10 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the tenth day. After the ten days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All landscaped areas and existing irrigation system must be properly maintained at all times.
10. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and cannot be located any closer than 5 feet to a side or rear property line that abuts a residential zoned property.
11. An irrigation plan must be submitted as part of the plan check submission. The irrigation plan must show the use of a water efficient irrigation system, such as drip irrigation, within the landscape planter areas, subject to the review and approval of the Planner.

12. At the time of Plan check, the elevation plans shall include wall light fixtures incorporated into the front elevation of the garage, front porch, and rear elevation.
13. At the time of Plan check, the Elevation plans shall show roof drainage with the rain gutters painted white (Sherwin Williams, SW0053 Porcelain) and the downspouts painted to match the exterior building colors, subject to the review and approval of the Planner.

ATTACHMENT 2

Site, floor, and elevation plans

ATTACHMENT 3

Color Elevations

ATTACHMENT 4

Site photographs